

Washoe County Board of Adjustment



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WSUP23-0028 (Willey Grading)

November 2, 2023

Request



- This is a request for a Special Use Permit for major grading for crop production of specimen trees resulting in a disturbance of up to 163,785 SF of the site and importing 13,000 cubic yards of material.
- The applicant is also requesting modifications of parking and circulation standards to allow non-paved surfaces (110.410.25 (e))

Vicinity Map



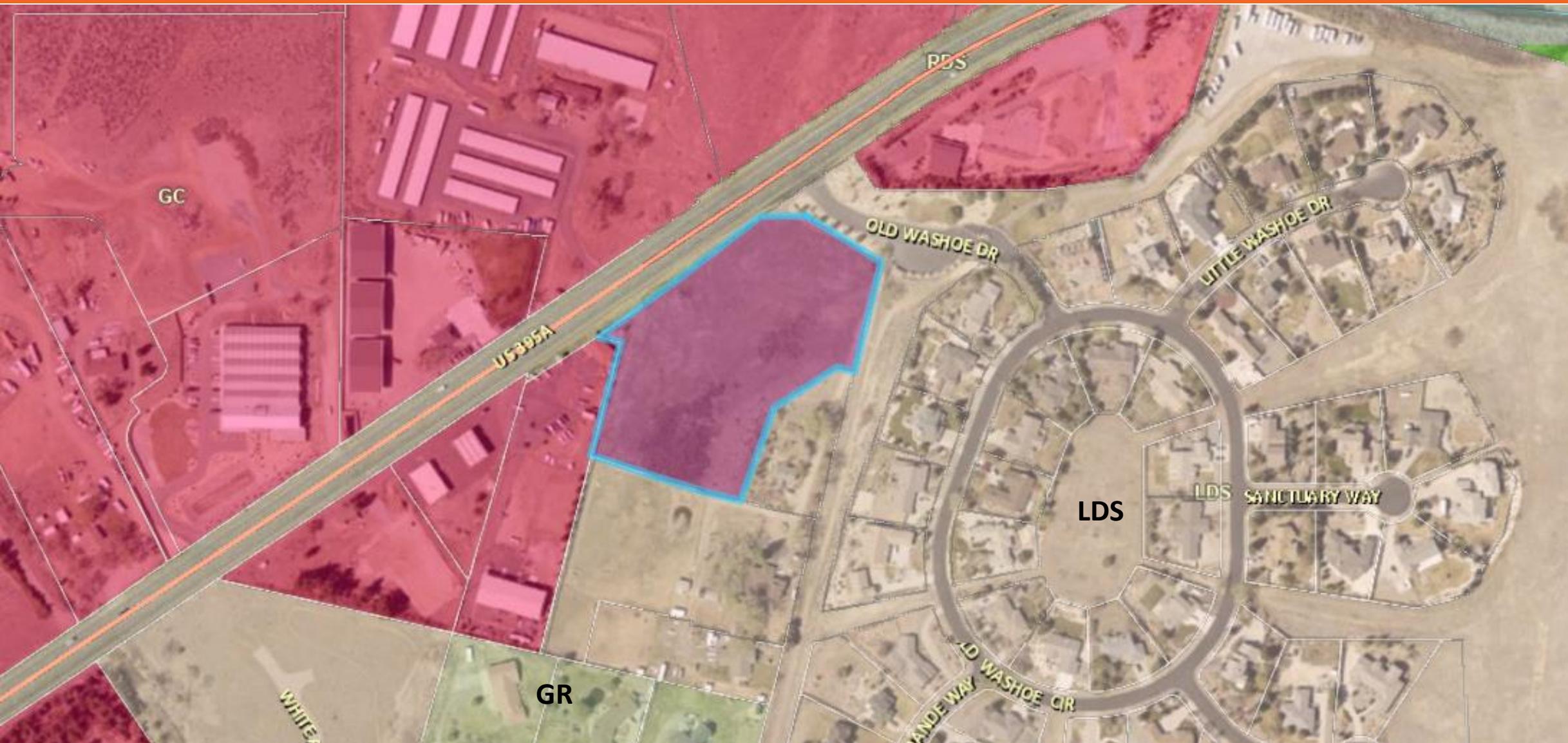
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Regulatory Zoning Designations



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Evaluation

- The grading is needed to establish the wholesale nursery operation on the site and will require 1,670 cy of cut material and 15,103 cy of fill material, of which 13,000 cy of material will be imported.
- The site is approximately 3.76 acres, and the applicant is proposing to disturb 163,785 SF / 3.75 acres, which is most of the site.
- A 6-foot-high rockery wall is proposed to be located along the southeast boundary and a detention basin will be located in the northern area.
- The site will not be open to the public and will only be used for planting and transplanting trees for a nursery business.

Modification

- The applicant is asking to waive surface parking requirements.
- The wholesale nursery use is considered a commercial use and WCC 110.410.25(e) requires paved parking, driveways, and maneuvering areas. The applicant will maintain the drive and parking areas with compacted gravel surfacing material.
- Staff supports the waiver as the site will not be used regularly and once the trees are planted only for maintenance of the trees.
- The applicant will be fencing the area with chain-link with slates, which will provide screening and security.
- Trees will be planted every 20 feet along the perimeter of the property.

Reviewing Agencies & Findings

- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make the required findings, as shown in the staff report and recommends approval

Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0028 for Willey Land LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and the findings required by South Valleys Area Plan 2.16 and 18.3

Thank you

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